

ORDINANCE NO. 20060323-057

AN ORDINANCE AMENDING ORDINANCE NO. 901213-H FOR THE PROJECT KNOWN AS HARRIS BRANCH PLANNED UNIT DEVELOPMENT PROJECT TO MODIFY THE LAND USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCALLY KNOWN AS 1375 U.S. HIGHWAY 290 EAST AT STATE HIGHWAY 130 (PROPOSED).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Harris Branch Planned Unit Development (“Harris Branch PUD”) is comprised of approximately 2,113 acres of land located at U.S. Highway 290 East and Parmer Lane in Travis County and more particularly described by metes and bounds in the land use plan incorporated in Ordinance No. 901213-H.

PART 2. Harris Branch PUD was approved December 13, 1990 under Ordinance No. 901213-H, and amended March 1, 2001, under Ordinance No. 010301-66.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-90.0003.13, on file at the Neighborhood Planning and Zoning Department, as follows:

A 332.34 acre tract of land, more or less, identified as Tracts SG-1, SG-2, SG-3, SG-4, SG-6, SG-7, SG-8, SG-9, SG-10, SG-13 and SG-14, and comprised of a 216.002 acre parcel of land and a 116.338 acre parcel of land out of the William H. Sanders Survey No. 54, Abstract No. 690 in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 1375 U. S. Highway 290 East at State Highway 130 (proposed), in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

PART 4. This ordinance, together with the attached Exhibits “A” through “D” shall constitute the land use plan for the Harris Branch PUD (the “PUD”) created by this ordinance. The PUD shall conform to the limitations and conditions set forth in the ordinance and the Harris Branch planned unit development land use plan (the “PUD land use plan”). If this ordinance and the attached exhibits conflict, this ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

PART 5. The attached Exhibits “A”, “B”, “C”, and “D” are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Field note description of 332.34 acres.
- Exhibit B: Zoning map
- Exhibit C: Amended PUD land use plan, sheets 1 through 4 (includes Exhibit D)
- Exhibit D: Environmental Base Map, sheet 4 of 4 (“Base Map”)

PART 6. In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following regulations apply to the Property instead of otherwise applicable City regulations.

- A. Except as provided in Subsection B of this Part 6, commercial highway (CH) district uses and site development regulations are permitted on Tracts SG-1, SG-2, SG-3, SG-4, SG-6, SG-7, SG-8, SG-9, SG-10, SG-13 and SG-14.
- B. The maximum height of a building or structure on Tracts SG-1, SG-2, SG-3, SG-4, SG-6, SG-7, SG-8, SG-9, SG-10, SG-13 and SG-14 is 125 feet from ground level.
- C. Public (P) district site uses and site development regulations are permitted on the 2.17 acre Transit Tract located at the southeast corner of the Property.
- D. Residential development within the Property for tracts located along U.S. Highway 290 East will not trigger parkland dedication requirements under Section 25-4-212 (*Dedication of Parkland Required*).

- E. Unless otherwise provided in this ordinance, development of the Property is subject to the site development regulations and uses as shown on the PUD Land Use Plan.
- F. Section 25-6-113 (*Traffic Impact Analysis Required*) is modified to allow a traffic impact analysis to be deferred to the site plan approval process.
- G. Section 25-8-42 (*Administrative Variances*) is modified to allow for a cut and fill of more than four feet but not to exceed 15 feet.
- H. Section 25-4-153 (*Block Length*) is modified to allow a block length of 5,800 feet.
- I. Section 25-8-62 (B) (*Net Site Area*) is modified to allow for calculations to be based on gross site area. There shall be no reduction in impervious cover as a result of building on slopes.
- J. Energy Green Building Program (GBP) for a minimum one-star rating. All commercial development shall comply with the GBP for a minimum one-star rating, or, shall be designed and built according to the US Green Building Council's Leadership in Energy and Environmental Design ("LEED™") Green Building Rating System, Certified Level. Certification from either the GBP or the LEED™ shall be met as specified by the version of the rating system current at the time of design.
- K. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval.
- L. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this ordinance.
- M. A water feature as identified on the Base Map shall be maintained as a water feature as shown on the Base Map.

- N. Water quality and detention facilities that are required to be provided on the Property under applicable provisions of the City Code shall be designed, engineered, constructed, and maintained as wet ponds, as the term is commonly used in the real estate development community in the City of Austin on the effective date of this ordinance, unless the owner of the Property, at the time a site plan is sought, demonstrates to the Director of the Watershed Protection and Development Review Department, or his successor, assignee, or designee, that the cost of the design, engineering, construction and maintenance of water quality and detention facilities as wet ponds exceeds the cost of the design, engineering, construction, and maintenance of water quality and detention facilities that are not designed, engineered, constructed and maintained as wet ponds. Within Lots 30, 31, 32, and 33, as identified on Exhibit "D", development shall be limited to vehicular roadway and utility crossings, and hike and bike trails.
- O. A waiver to the requirements of Section 25-8-393 (*Water Quality Transition Zone*) is granted as it relates to development on property identified as Lots 4, 5, and 6 on Exhibit "D".
- P. Within Lot 3, identified on Exhibit "D", development in the Water Quality Transition Zone in the area marked "reserved for water quality pond" on the Base Map shall be limited to storm water and water quality facilities, and hike and bike trails.

PART 7. In all other respects the terms and conditions of Ordinance No. 901213-H, as amended, remain in effect.

PART 8. This ordinance takes effect on April 3, 2006.

PASSED AND APPROVED

March 23, 2006

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§
§

Will Wynn

Will Wynn
Mayor

APPROVED:

David Allan Smith

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry

Shirley A. Gentry
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

EXHIBIT A

Office: 512-443-1724

Fax: 512-441-6987

2807 Manchaca Road

Building One

Austin, Texas 78704

EQUINOX ZONING DESCRIPTION
216.002 ACRES

A DESCRIPTION OF 216.002 ACRES OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 365.243 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED DECEMBER 30, 1997 TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD., RECORDED IN VOLUME 13100, PAGE 1 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT 1.098 ACRE TRACT DESCRIBED IN A WARRANTY DEED DATED MAY 3, 2005 TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD., RECORDED IN DOCUMENT NO. 2005078285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 216.002 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found in the south line of the 365.243 acre tract and the east line of a 20.5668 acre tract described in Document No. 2004026816 of the Official Public Records of Travis County, Texas, for the northeast corner of a 3.955 acre tract described in Document No. 2005028101 of the Official Public Records of Travis County, Texas, same being the northwest corner of TXDOT Parcel 194, Part 2 (recording information pending);

THENCE with the south line of the 365.243 acre tract and the east line of the 20.5668 acre tract, the following three (3) courses:

1. North 38°01'21" West, a distance of 778.06 feet to a calculated point;
2. North 75°43'26" West, a distance of 513.84 feet to a ½" rebar found;
3. South 03°55'57" West, a distance of 1005.80 feet to a ½" iron pipe found in the north line of Blue Goose Road (right-of-way width varies) for the southwest corner of the 20.5668 acre tract;

THENCE North 62°11'10" West, with the north line of Blue Goose Road and the south line of the 365.243 acre tract, a distance of 627.75 feet to a ½" iron pipe found for the southeast corner of the Doering-Gault Subdivision, of record in Volume 60, Page 36 of the Plat Records of Travis County, Texas;

THENCE with the common line of the Doering-Gault Subdivision and the 365.243 acre tract, the following two (2) courses:

1. North 27°56'02" East, a distance of 625.63 feet to a ½" rebar found;
2. North 62°11'25" West, a distance of 349.35 feet to a 1" iron pipe found for an angle point in the south line of the 365.243 acre tract, also being the northwest corner of the Doering-Gault Subdivision and the northeast corner of a 1.496 acre tract described in Document No. 2002199094 of the Official Public Records of Travis County, Texas;

THENCE North 62°26'32" West, with the south line of the 365.243 acre tract and the northeast line of the 1.496 acre tract, a distance of 103.77 feet to a 1" iron pipe found at the northwest corner of the 1.496 acre tract and the northeast corner of Lot 2, Louise Eckert Subdivision, of record in Volume 41, Page 17 of the Plat Records of Travis County, Texas;

THENCE North 62°04'14" West, with the south line of the 365.243 acre tract and the north line of the Louise Eckert Subdivision, continuing with the north line of Shady Lake Acres, a subdivision of record in Volume 76, Page 126 of the Plat Records of Travis County, Texas, a distance of 624.88 feet to a 1" iron pipe found in the east line of a 3.00 acre tract described in Volume 10573, Page 739 of the Real Property Records of Travis County, Texas, for the southwest corner of the 365.243 acre tract and the northwest corner of Shady Lake Acres;

THENCE North 27°51'50" East, with the west line of the 365.243 acre tract and the east lines of the said 3.00 acre tract (10573/739) and a 3 acre tract described in Volume 8805, Page 232 of the Real Property Records of Travis County, Texas, a distance of 239.13 feet to a 1" iron pipe found for the northeast corner of the 3 acre tract (8805/232) and the southeast corner of a 3.00 acre tract described in Volume 9556, Page 210 of the Real Property Records of Travis County, Texas;

THENCE North 28°12'28" East, with the west line of the 365.243 acre tract and the east line of the said 3.00 acre tract (9556/210), a distance of 216.82 feet to a ½" iron pipe found for an angle point in the west line of the 365.243 acre tract, also being the northeast corner of the 3.00 acre tract (9556/210) and the southeast corner of a 3.00 acre tract described in Volume 6374, Page 1686 of the Deed Records of Travis County, Texas;

THENCE North 28°03'42" East, with the west line of the 365.243 acre tract and the east line of the said 3.00 acre tract (6374/1686), a distance of 216.91 feet to a 1" iron pipe found for the northeast corner of the 3.00 acre tract (6374/1686) and the southeast corner of a 3.0 acre tract described in Volume 11855, Page 639 of the Real Property Records of Travis County, Texas;

THENCE North 28°10'31" East, with the west line of the 365.243 acre tract and the east line of the said 3.0 acre tract (11855/639), a distance of 216.79 feet to a ¼" iron pipe found for the northeast corner of the 3.0 acre tract (11855/639) and the southeast corner of a 3.00 acre tract described in Volume 11968, Page 323 of the Real Property Records of Travis County, Texas;

THENCE North 28°15'03" East, with the west line of the 365.243 acre tract and the east line of the said 3.00 acre tract (11968/323), a distance of 216.76 feet to a calculated point for the northeast corner of the 3.00 acre tract (11968/323) and the southeast corner of a 3.00 acre tract described in Volume 12778, Page 338 of the Real Property Records of Travis County, Texas;

THENCE North 28°13'46" East, with the west line of the 365.243 acre tract and the east lines of the said 3.00 acre tract (12778/338) and a 3.00 acre tract described in Volume 6122, Page 143 of the Deed Records of Travis County, Texas, a distance of 432.76 feet to a 1" iron pipe found for the northeast corner of the 3.00 acre tract (6122/143) and the southeast corner of a 3.00 acre tract described in Volume 7570, Page 620 of the Deed Records of Travis County, Texas;

THENCE North 28°00'07" East, with the west line of the 365.243 acre tract and the east lines of the said 3.00 acre tract (7570/620), a 3.00 acre tract described in Volume 7170, Page 153, and a 3.00 acre tract described in Volume 6098, Page 496, both of the Deed Records of Travis County, Texas, a distance of 649.89 feet to a ¾" iron pipe found for the northeast corner of the 3.00 acre tract (6098/496) and the southeast corner of a 3.00 acre tract described in Volume 8570, Page 24 of the Real Property Records of Travis County, Texas;

THENCE North 28°06'43" East, with the west line of the 365.243 acre tract and the east lines of the said 3.00 acre tract (8570/24) and a 3.00 acre tract described in Volume 6098, Page 112 of the Deed Records of Travis County, Texas, a distance of 433.62 feet to a ¾" iron pipe found for the northeast corner of the 3.00 acre tract (6098/112), and the southeast corner of a 3.76 acre tract described in Volume 8913, Page 814, both of the Deed Records of Travis County, Texas;

THENCE North 28°06'14" East, with the west line of the 365.243 acre tract and the east line of the said 3.76 acre tract, a distance of 269.68 feet to a 1" iron pipe found for the northeast corner of the 3.76 acre tract and the southeast corner of a 9.97 acre tract described in Volume 5680, Page 1269 of the Deed Records of Travis County, Texas;

THENCE North 27°32'49" East, with the west line of the 365.243 acre tract and the east

line of the said 9.97 acre tract, a distance of 41.41 feet to a 1" iron pipe found in the east line of the 9.97 acre tract and being the southwest corner of a 49.61 acre tract described in Volume 12591, Page 113 of the Real Property Records;

THENCE South 62°05'22" East, with the north line of the said 365.243 acre tract and the south line of the said 49.61 acre tract, a distance of 822.76 feet to a 3/4" iron pipe found at the southeast corner of the said 49.61 acre tract, being the southwest corner of a 25.86 acre tract described in Volume 7226, Page 362 of the said Deed Records;

THENCE South 62°00'23" East, with the north line of the said 365.243 acre tract and the south line of the said 25.86 acre tract, a distance of 415.30 feet to a 3/4" iron pipe found at the southeast corner of the said 25.86 acre tract, being the southwest corner of Lot 3 of Boyce Lane Subdivision, of record in Volume 75, Page 193 of the Plat Records of Travis County, Texas;

THENCE South 62°06'44" East, with the north line of the said 365.243 acre tract and the south line of the said Lot 3, a distance of 414.67 feet to a 1" iron pipe found at the southeast corner of the said Lot 3, being the southwest corner of a 26.01 acre tract described in Volume 8228, Page 127 of the said Deed Records;

THENCE South 61°59'59" East, with the north line of the said 365.243 acre tract and the south line of the said 26.01 acre tract, a distance of 415.76 feet to a 1" iron pipe found at the southeast corner of the said 26.01 acre tract, being the southwest corner of a 26.00 acre tract described in Volume 8350, Page 347 of the said Deed Records;

THENCE South 62°03'17" East, with the north line of the said 365.243 acre tract and the south line of the said 26.00 acre tract, a distance of 414.12 feet to a 1" iron pipe found at the southeast corner of the said 26.00 acre tract, being the southwest corner of a 26.58 acre tract described in Volume 6625, Page 1933 of the said Deed Records;

THENCE South 62°07'50" East, with the north line of the said 365.243 acre tract and the south line of the said 26.58 acre tract, a distance of 293.02 feet to a 1/2" rebar with aluminum TXDOT cap found at the northwest corner of TXDOT Parcel 194, Part 1 (recording information pending);

THENCE over and across the 365.423 acre tract and with the west line of TXDOT Parcel 194, Part 1, the following three (3) courses:

1. Along a curve to the left, having a radius of 3147.90 feet, an arc of 224.98 feet, and a chord which bears South 23°30'57" East, a distance of 224.93 feet to a calculated point;

2. North 64°31'55" East, a distance of 69.53 feet to a ½" rebar with aluminum TXDOT cap found;
3. South 25°24'19" East, passing at a distance of 662.53 feet a calculated point for the east corner of the said 1.098 acre tract, being an angle point in the west line of TXDOT Parcel 194, Part 1, and being the northwest corner of a 6.933 acre tract described in Document No. 2004212908 of the Official Public Records of Travis County, Texas, continuing for a total distance of 696.82 feet to a calculated point in the west line of the 6.933 acre tract;

THENCE South 19°11'41" West, with the east line of the 1.098 acre tract, being also the west line of the 6.933 acre tract, passing at a distance of 337.67 feet a ½" rebar with aluminum TXDOT cap found for the southeast corner of the 1.098 acre tract and an angle point in the north line of TXDOT Parcel 194, Part 2, continuing for a total distance of 791.43 feet to a ½" rebar with aluminum TXDOT cap found;

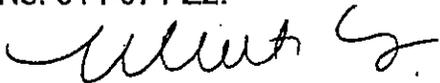
THENCE continuing over and across the 365.423 acre tract and with the north line of TXDOT Parcel 194, Part 2, the following nine (9) courses:

1. South 65°04'45" West, a distance of 1106.60 feet to a ½" rebar with aluminum TXDOT cap found;
2. North 24°55'07" West, a distance of 124.73 feet to a ½" rebar with aluminum TXDOT cap found;
3. South 64°50'58" West, a distance of 99.77 feet to a ½" rebar with aluminum TXDOT cap found;
4. South 24°50'07" East, a distance of 125.25 feet to a calculated point;
5. South 65°09'34" West, a distance of 419.31 feet to a ½" rebar with aluminum TXDOT cap found;
6. North 24°59'23" West, a distance of 75.14 feet to a ½" rebar with aluminum TXDOT cap found;
7. South 65°00'05" West, a distance of 124.91 feet to a ½" rebar with aluminum TXDOT cap found;
8. South 24°54'36" East, a distance of 74.98 feet to a ½" rebar with aluminum

TXDOT cap found;

9. South $64^{\circ}59'16''$ West, a distance of 194.11 feet to the **POINT OF BEGINNING**, containing an area of 216.002 acres of land, more or less.

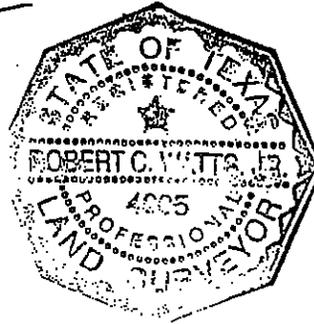
Surveyed on the ground October - November, 2000, Revised in October 2005 for right-of-way taking for Proposed SH 130. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 014-074-Z2.



11-3-05

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

Date



9.97 AC
(5680/1269)

49.61 AC
(12591/113)
L19

25.86 AC
(7226/362)
L20

LOT 3
BOYCE LANE
(75/193)
L21

26.01 AC
(8228/127)
L22

26.00
(8350/
L23

3.76 AC
(8913/814)

3.00 AC
(6098/112)

3.00 AC
(8570/24)

3.00 AC
(6098/496)

3.00 AC
(7170/153)

3.00 AC
(7570/620)

3.00 AC
(6122/143)

3.00 AC
(12778/338)

3.00 AC
(11968/323)

3.0 AC
(11855/639)

3.00 AC
(6374/1686)

3.00 AC
(9556/210)

3 AC
(8805/232)

3.00 AC
(10573/739)

WILLIAM H. SANDERS SURVEY NO. 54

1"=400'

216.002 ACRES
ZONING DESCRIPTION
PORTION OF 365.243 ACRES
AUSTIN HB RESIDENTIAL
PROPERTIES LTD.
(13100/1)

1.496 AC
(2002199094)

SHADY LAKE
ACRES
(76/126)

LOUISE
ECKERT
(41/17)

DOERING-GAULT
(60/36)

PORTION OF
20.5668 AC
(2004026816)

DATE OF SURVEY: 10/3/05
PLOT DATE: 10/3/05
DRAWING NO.: 014-074-Z2
PROJECT NO.: 014-074
PAGE 1 OF 4

Chaparral

BLUE GOOSE ROAD
(R.O.W. WIDTH VARIES)

LANE 193)	26.01 AC (8228/127)	26.00 AC (8350/347)	26.58 AC (6625/1933)	21.59 AC (12279/1357)
L22	L23	L24	TX	

PROPOSED STATE HIGHWAY 130
(R.O.W. WIDTH VARIES)
TXDOT PARCEL 194
(PART 1)
24.128 AC.

1.098 ACRES
(2005078285)

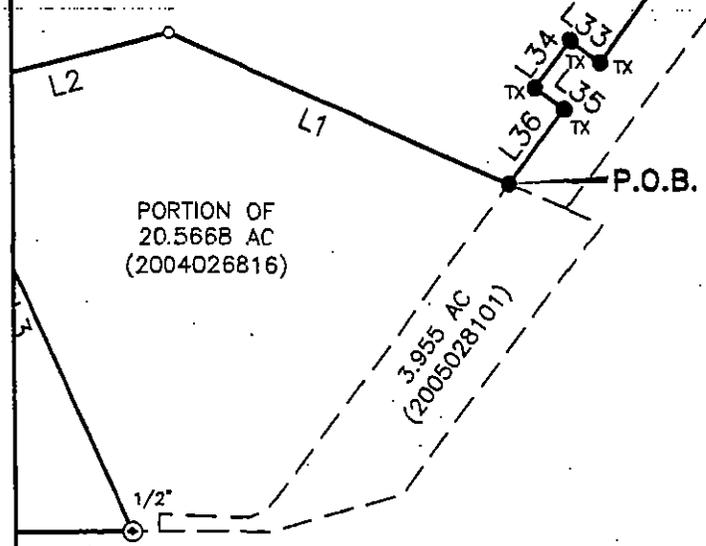
6.933 AC
(2004212908)

**WILLIAM H. SANDERS
SURVEY NO. 54**

**216.002 ACRES
ZONING DESCRIPTION**
PORTION OF 365.243 ACRES
AUSTIN HB RESIDENTIAL
PROPERTIES LTD.
(13100/1)

TXDOT PARCEL 194
(PART 2)
9.887 AC.

U. S. HIGHWAY 290
(R.O.W. WIDTH VARIES)



1"=400'

DATE OF SURVEY: 10/3/05
PLOT DATE: 10/3/05
DRAWING NO.: 014-074-Z2
PROJECT NO.: 014-074
PAGE 2 OF 4

E GOOSE ROAD
(V. WIDTH VARIES)



LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	N38°01'21"W	778.06'	(N37°58'10"W)
L2	N75°43'26"W	513.84'	(N75°47'01"W 514.60')
L3	S03°55'57"W	1005.80'	(S03°54'50"W 1005.77')
L4	N62°11'10"W	627.75'	(N62°12'22"W 627.63')
L5	N27°56'02"E	625.63'	(N27°54'42"E 625.64')
L6	N62°11'25"W	349.35'	(N62°12'55"W 349.16')
L7	N62°26'32"W	103.77'	(N62°26'30"W 103.86')
L8	N62°04'14"W	624.88'	(N62°06'12"W 624.86')
L9	N27°51'50"E	239.13'	(N27°53'12"E 239.15')
L10	N28°12'28"E	216.82'	(N28°06'26"E 216.79')
L11	N28°03'42"E	216.91'	(N28°04'01"E 216.96')
L12	N28°10'31"E	216.79'	(N28°15'52"E 216.81')
L13	N28°15'03"E	216.76'	(N28°10'21"E 216.80')
L14	N28°13'46"E	432.76'	(N28°09'04"E 432.83')
L15	N28°00'07"E	649.89'	(N27°59'39"E 649.66')
L16	N28°06'43"E	433.62'	(N28°07'31"E 433.49')
L17	N28°06'14"E	269.68'	(N27°59'28"E 269.34')
L18	N27°32'49"E	41.41'	(N27°53'50"E 41.80')
L19	S62°05'22"E	822.76'	(S62°06'22"E 823.11')
L20	S62°00'23"E	415.30'	(S62°02'22"E 414.99')
L21	S62°06'44"E	414.67'	(S62°08'32"E 414.89')
L22	S61°59'59"E	415.76'	(S62°00'10"E 415.74')
L23	S62°03'17"E	414.12'	(S62°05'05"E 414.16')
L24	S62°07'50"E	293.02'	(S62°05'01"E)
L25	N64°31'55"E	69.53'	(N64°35'41"E 69.85')
L26	S25°24'19"E	696.82'	(S25°24'19"E)
L27	S19°11'41"W	791.43'	(S19°11'41"W)
L28	S65°04'45"W	1106.60'	(S65°03'56"W 1106.69')
L29	N24°55'07"W	124.73'	(N24°56'04"W 125.00')
L30	S64°50'58"W	99.77'	(S65°03'56"W 100.00')
L31	S24°50'07"E	125.25'	(S24°56'04"E 125.00')
L32	S65°09'34"W	419.31'	(S65°03'56"W 419.37')
L33	N24°59'23"W	75.14'	(N24°56'04"W 75.00')
L34	S65°00'05"W	124.91'	(S65°03'56"W 125.00')
L35	S24°54'36"E	74.98'	(S24°56'04"E 75.00')
L36	S64°59'16"W	194.11'	(S65°03'56"W 193.80')

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	4°05'42"	3147.90'	112.54'	224.98'	224.93'	S23°30'57"E	(S23°26'18"E 224.80')

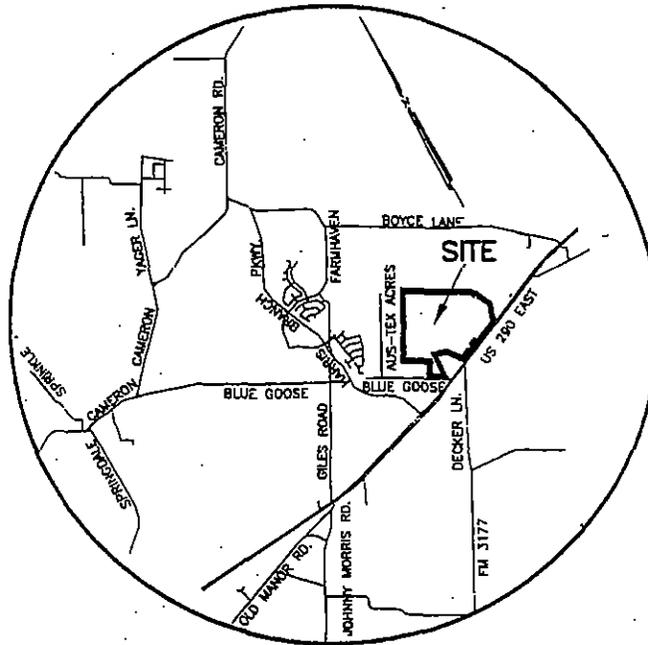
DATE OF SURVEY: 10/3/05
PLOT DATE: 10/3/05
DRAWING NO.: 014-074-Z2
PROJECT NO.: 014-074
PAGE 3 OF 4

Chaparral

SKETCH TO ACCOMPANY DESCRIPTION OF 216.002 ACRES OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 365.243 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED DECEMBER 30, 1997 TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD., RECORDED IN VOLUME 13100, PAGE 1 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT 1.098 ACRE TRACT DESCRIBED IN A WARRANTY DEED DATED MAY 3, 2005 TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD., RECORDED IN DOCUMENT NO. 2005078285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE,
1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 014-074-Z2

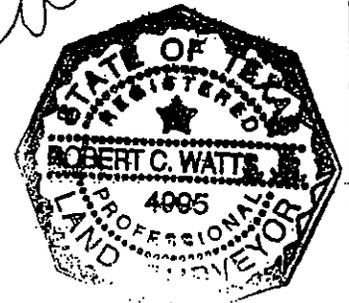


LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" REBAR FOUND
- TX 1/2" REBAR W/ALUM. TXDOT CAP FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- CALCULATED POINT

Watts



11-3-05

Chaparral

DATE OF SURVEY: 10/3/05
PLOT DATE: 10/3/05
DRAWING NO.: 014-074-Z2
PROJECT NO.: 014-074
PAGE 4 OF 4



Professional Land Surveying, Inc.
Surveying and Mapping

EXHIBIT A

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

EQUINOX ZONING DESCRIPTION
116.338 ACRES

A DESCRIPTION OF 116.338 ACRES OF LAND IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 365.243 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED DECEMBER 30, 1997 TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD., RECORDED IN VOLUME 13100, PAGE 1 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 116.338 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" rebar found in the south right-of-way line of Boyce Lane (right-of-way varies), for the northeast corner of the 365.243 acre tract, also being the northwest corner of a 12.809 acre tract described in Volume 8534, Page 457 of the Deed Records of Travis County, Texas;

THENCE South 28°00'42" West, with the east line of the 365.243 acre tract and the west line of the 12.809 acre tract, a distance of 501.01 feet to a 3/8" rebar found for an angle point in both the east line of the 365.243 acre tract and the west line of the 12.809 acre tract, also being the northeast corner of a 5.26 acre tract described in Volume 12881, Page 2279 of the Real Property Records of Travis County, Texas;

THENCE with the east line of the 365.243 acre tract and the west line of the 5.26 acre tract, the following four (4) courses:

1. North 62°07'12" West, a distance of 105.85 feet to a 3/8" rebar found;
2. South 28°04'23" West, a distance of 554.98 feet to a 1½" rebar found;
3. South 07°12'26" West, a distance of 168.42 feet to a 5/8" rebar found;
4. South 27°52'53" West, a distance of 87.51 feet to a ½" rebar with aluminum TXDOT cap found for the northeast corner of TXDOT Parcel 194, Part 1 (recording information pending);

THENCE over and across the 365.243 acre tract and with the north line of TXDOT Parcel 194, Part 1, the following three (3) courses:

1. South 65°03'58" West, a distance of 1258.13 feet to a ½" rebar with aluminum TXDOT cap found;

2. North 74°07'17" West, a distance of 719.10 feet to a calculated point;
3. North 25°23'58" West, a distance of 880.22 feet to a ½" rebar with aluminum TXDOT cap found in the southeast line of a 21.59 acre tract described in Volume 12279, Page 1357 of the Real Property Records of Travis County, Texas, also being the northwest line of the 365.243 acre tract;

THENCE with the northwest line of the 365.243 acre tract and the southeast line of the 21.59 acre tract, the following two (2) courses:

1. North 27°42'17" East, a distance of 969.42 feet to a calculated point;
2. North 27°36'15" East, a distance of 978.77 feet to a calculated point for an angle point in the north line of the 365.243 acre tract, also being the southwest corner of a 0.17 acre tract described in Volume 13342, Page 136 of the Real Property Records of Travis County, Texas;

THENCE with the common line of the 365.243 acre tract and the 0.17 acre tract (13342/136), a 0.17 acre tract described in Volume 12179, Page 2064, a 0.17 acre tract described in Volume 10816, Page 272, a 0.17 acre tract described in Volume 11007, Page 332 and a 0.17 acre tract described in Volume 11854, Page 575, all of the Real Property Records of Travis County, Texas, the following three (3) courses:

1. South 63°23'34" East, a distance of 252.61 feet to a calculated point;
2. North 26°36'26" East, a distance of 150.00 feet to a calculated point;
3. North 63°23'34" West, a distance of 250.00 feet to a calculated point in the southeast line of the 21.59 acre tract for an angle point in the northwest line of the 365.243 acre tract; and the northwest corner of the 0.17 acre tract (13342/136);

THENCE North 27°36'15" East, with the northwest line of the 365.243 acre tract and the southeast line of the 21.59 acre tract, a distance of 170.70 feet to a ½" rebar found in the south line of Boyce Lane (right-of-way width varies) for the northernmost northwest corner of the said 365.243 acre tract, being the northeast corner of the 21.59 acre tract;

THENCE, along the south line of the said Boyce Lane, being the north line of the said 365.243 acre tract, the following four (4) courses:

1. South 63°26'33" East, a distance of 654.68 feet to a calculated point;

2. South 55°58'47" East, a distance of 147.37 feet to a 1/2" rebar found;
3. South 48°37'44" East, a distance of 593.07 feet to a 1" iron pipe found;
4. South 48°40'35" East, a distance of 874.21 feet to the **POINT OF BEGINNING**, containing an area of 116.338 acres of land, more or less.

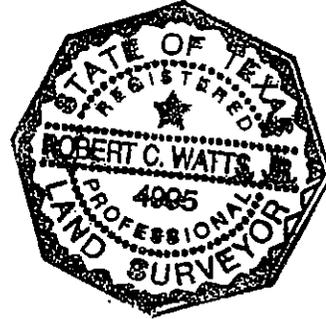
Surveyed on the ground October - November, 2000, Revised in October 2005 for right-of-way taking for Proposed SH 130. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 014-074-Z1.

Robert C. Watts, Jr.

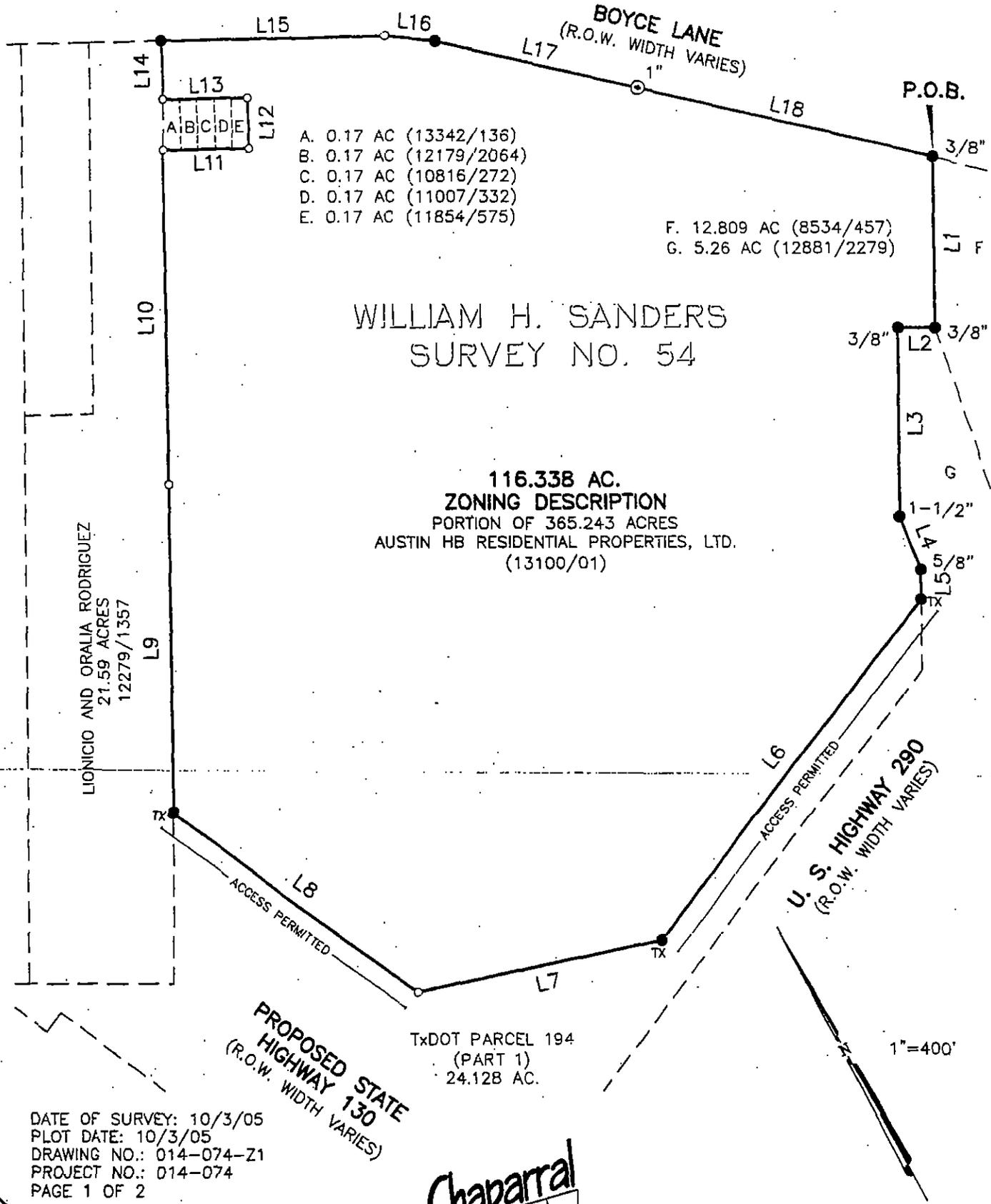
11-3-05

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 116.338 ACRES OF LAND IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 365.243 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED DECEMBER 30, 1997 TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD., RECORDED IN VOLUME 13100, PAGE 1 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



WILLIAM H. SANDERS
SURVEY NO. 54

116.338 AC.
ZONING DESCRIPTION
PORTION OF 365.243 ACRES
AUSTIN HB RESIDENTIAL PROPERTIES, LTD.
(13100/01)

LIONICIO AND ORALIA RODRIGUEZ
21.59 ACRES
12279/1357

TxDOT PARCEL 194
(PART 1)
24.128 AC.

PROPOSED STATE
HIGHWAY 130
(R.O.W. WIDTH VARIES)

U. S. HIGHWAY 290
(R.O.W. WIDTH VARIES)

1"=400'

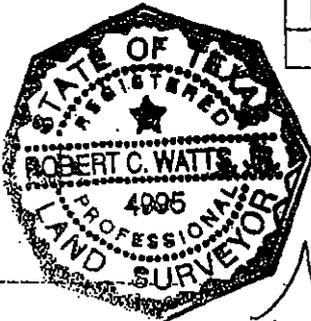
DATE OF SURVEY: 10/3/05
PLOT DATE: 10/3/05
DRAWING NO.: 014-074-Z1
PROJECT NO.: 014-074
PAGE 1 OF 2



BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE,
1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

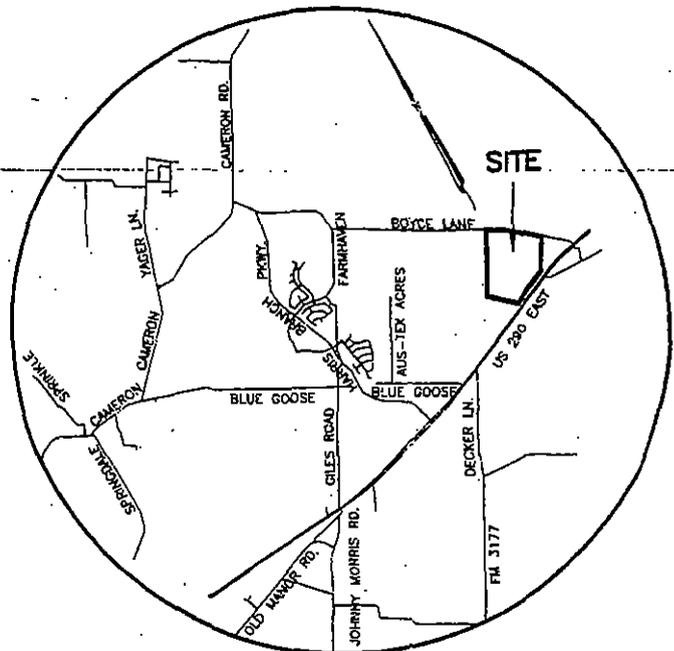
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 014-074-Z1

LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	S28°00'42"W	501.01'	(S28°00'40"W 500.90')
L2	N62°07'12"W	105.85'	(N62°04'14"W 105.77')
L3	S28°04'23"W	554.98'	(S28°03'23"W 554.99')
L4	S07°12'26"W	168.42'	(S07°14'15"W 168.28')
L5	S27°52'53"W	87.51'	(S28°00'41"W 87.59')
L6	S65°03'58"W	1258.13'	(S65°03'56"W 1258.09')
L7	N74°07'17"W	719.10'	(N74°07'38"W 719.16')
L8	N25°23'58"W	880.22'	(N25°24'19"W 880.29')
L9	N27°42'17"E	969.42'	(N27°42'46"E)
L10	N27°36'15"E	978.77'	(N27°35'47"E)
L11	S63°23'34"E	252.61'	(S63°16'49"E)
L12	N26°36'26"E	150.00'	(N26°43'11"E 150.00')
L13	N63°23'34"W	250.00'	(N63°16'49"W)
L14	N27°36'15"E	170.70'	
L15	S63°26'33"E	654.68'	(S63°27'46"E 654.86')
L16	S55°58'47"E	147.37'	(S55°59'57"E 147.36')
L17	S48°37'44"E	593.07'	(S48°36'16"E 592.91')
L18	S48°40'35"E	874.21'	(S48°40'23"E 874.29')



Watts
11-3-05

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
○	CALCULATED POINT



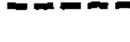
DATE OF SURVEY: 10/3/05
PLOT DATE: 10/3/05
DRAWING NO.: 014-074-Z1
PROJECT NO.: 014-074
PAGE 2 OF 2

Chaparral

LOCATION MAP
NOT TO SCALE

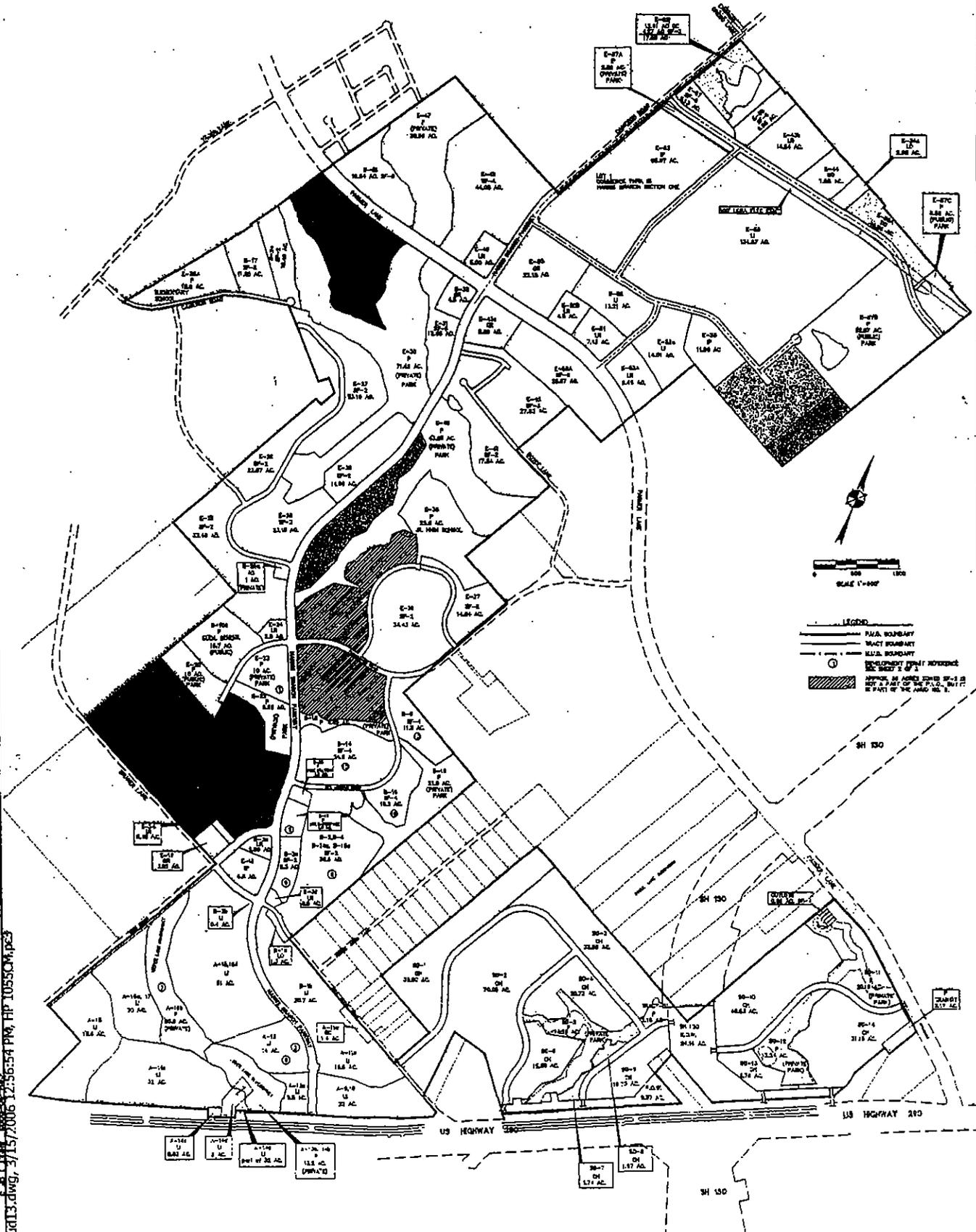


EXHIBIT B

 1" = 1000'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. GAGER	  	PLANNED UNIT DEVELOPMENT CASE #: C814-90-0003.13 ADDRESS: 1375 FROM E US HWY 290 @ HARRIS BRANCH PKWY SUBJECT AREA (acres): 331.140		DATE: 05-03 INTLS: SM	CITY GRID REFERENCE NUMBER R29

P.U.D. LAND USE PLAN

C814-90-0003



LEGEND

- P.U.D. BOUNDARY
- - - - - STREET BOUNDARY
- DEVELOPMENT LIMIT BOUNDARY
- APPROX. AS SHOWN UNDER SP-1 IS NOT A PART OF THE P.U.D., BUT IT IS PART OF THE A.M.D. NO. 1.

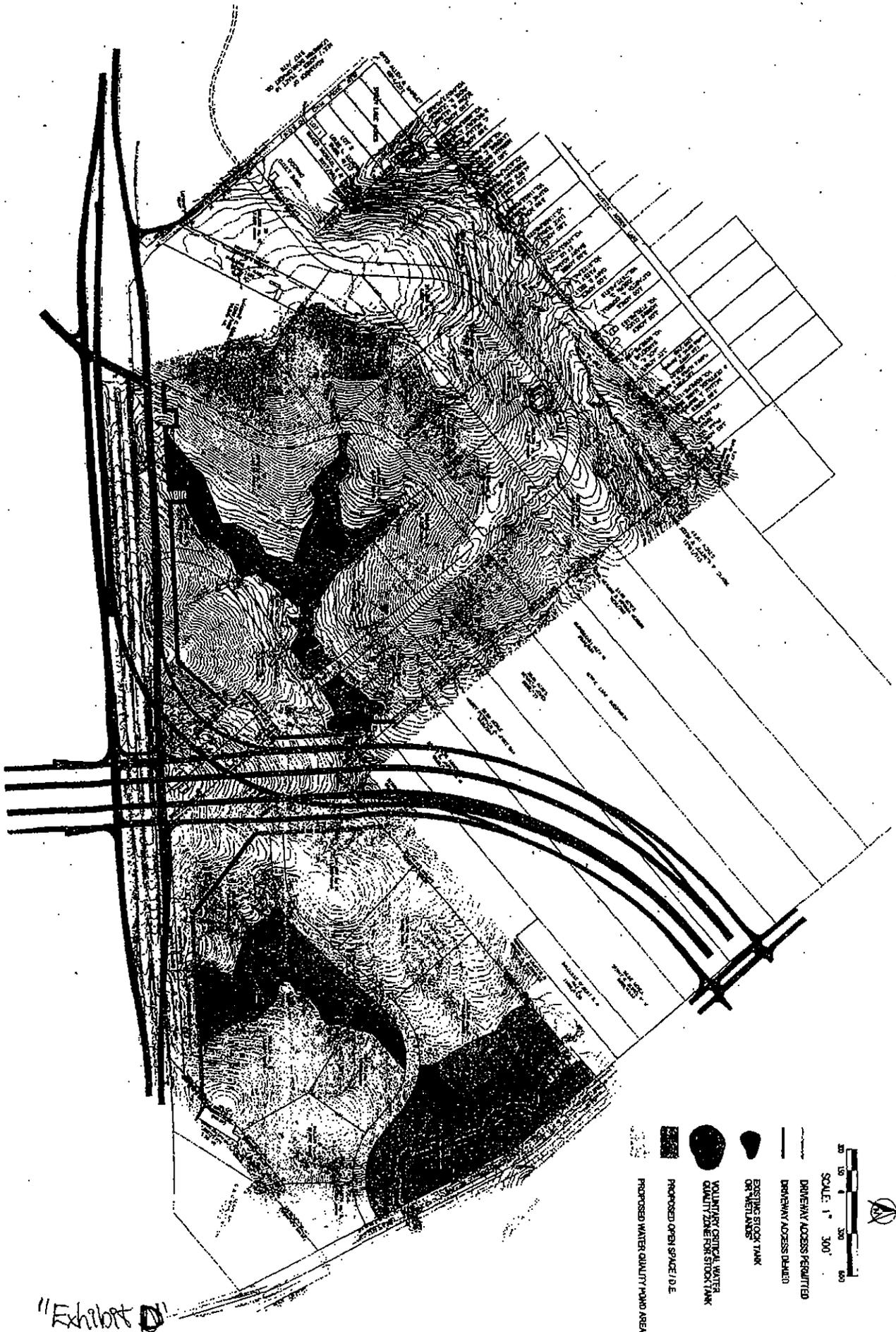
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"Exhibit C"

HARRIS BRANCH

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel (512) 444-8777 Fax (512) 444-2990

SHEET 1 OF 4



SHEET 1 OF 4

"Exhibit D"

HARRIS BRANCH
AUSTIN HO RESIDENTIAL PROPERTIES, LTD

HARRIS BRANCH P.U.D.
 EQUINOX CENTRE
 ENVIRONMENTAL BASE MAP

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning

LAND STRATEGIES INC.
PAUL LINEHAN & ASSOCIATES
DEVELOPMENT, DESIGN AND PLANNING CONSULTANTS